

January 10, 2016

WRITTEN NARRATIVE

1. Development objectives, proposal, and relationship to existing site and its uses

Block 19, per the Development Agreement, will have 135 residential units. The building will be 5 levels of type VA construction over 2 levels of type IA construction. The existing slope up from the west to the east provides two levels of below grade structured parking with townhouses and the lobby wrapping the garage at the west side. The corner of 10th Avenue NE and NE Falls Drive creates an urban edge which leads into the city. The lobby and the majority of the at grade townhouse entrances will be located along 10th Avenue NE. The lobby will be set back from the sidewalk to allow for a woonerf; which will include a porte cochere, and two future tenant spaces. Parking garage entrances are located off of NE Falls Drive which is primarily a residential drive. The north and east are adjacent to natural features; a wetland past the north property line, and a WSDOT pond past the east property line. The pond features a walking trail, which connects to the existing sidewalk along NE Falls Drive. A new trail connector will be included on Block 19 to the north which will continue access across the site and connect to the sidewalk on 10th Ave NE into town. It will feature gathering areas and a visual connection to the pocket park across the street.

2. Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with.

This project will strive to meet Traditional Townscape Neighborhood goals which include proximity to public space, strong vertical elements, a set-to line where appropriate, outdoor living space, and garage entrances set back at the street. There will be street facing landscaping which includes more formal plantings and low hedges along townhouses, with complementary paving materials.

3. Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building.

Per Issaquah Highlands requirements the project will be designed as Built Green 4 Star Multifamily. Methods to make the building more energy efficient, including green roofs and solar panels will be included. Locally sourced materials and low toxicity materials will be incorporated throughout the design. The site is located within only five blocks of the Issaquah Highlands Park and Ride which will allow for opportunities to reduce car usage in the area. Both indoor and outdoor bicycle parking will be provided on the site, with future electric parking located in the below grade parking structure.



4. Proposal Summary: types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls

135 Residential Units

1,000 sf average unit size

5-10 studios

35-40 1 bedrooms

70-80 2 bedrooms (including at grade townhouses)

10-20 3 bedrooms

No commercial square footage

215 parking stalls per Appendix O 4.11 and 4.9 parking credits*

Move-in/ Move-out Loading to occur On Site

Lindsay Fallert

CLARK DESIGN GROUP PLLC

*To be revised per final unit count



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SUMMARY OF REQUESTED DEVELOPMENT ADJUSTMENTS

1. Code standards and amounts

This project will meet the City of Issaquah Title 18 Land Use Code, the Issaquah Highlands Development Agreement standards, and the 2015 IBC code standards with Washington amendments. Please see the cover sheet for all City of Issaquah required building codes pertaining to this project.

2. Proposed adjustment amounts

No code adjustments are anticipated at this time.

3. Explain how the proposed design intends to meet or exceed the City's development and/or design standards, and a quantitative comparison to a code-complying scheme

Please refer to the written narrative for a summary of how the proposed design will meet or exceed the City's development and/or design standards which includes Issaquah Highlands/Grands Ridge requirements. Please refer to the Notice of Decision dated July 14, 2008 for the previously submitted ASDP application as a quantitative comparison.

4. A list of questions and/or interpretations for City staff to address

Questions and/or interpretations:

- a. We are currently reviewing the mail kiosk requirement with the Issaquah Postmaster. We hope to have an approval to provide an interior mail room only.
- b. Is weather protection (at a 6' depth) required when building is set back from 10' from the sidewalk? We will provide weather protection at the entrances to the townhouses, and a porte cochere will be located above the woonerf turn-around area.

Lindsay Fallert
CLARK DESIGN GROUP PLLC

Tuesday, January 10, 2017

Landscape Narrative Block 19:

This project is located at Block 19 of Issaquah Highlands, an infill site that is currently a surface lot without any trees. The site is adjacent to the Tract ZR wetland on the north and to the Issaquah Highlands Tract QM stormwater detention pond to the east. The property lies at the northeast corner of the intersection of NE Falls Drive and 10th Ave NE.

The landscape design includes street level residential patios that provide individual entries from the sidewalk and trail. The majority of the patios are relatively flush with the street, and formal plantings defines and buffers the individual residence patios while allowing for visual connections to the street activities. All unit entry pathways and patios will be constructed of concrete or other pedestrian friendly materials per City of Issaquah requirements. One patio on the southwest corner is below the adjacent sidewalk elevation. Retaining walls hold the grade and offer a visual buffer for these units. A ramping walkways provides access to this ground floor unit from the sidewalk. The walkway is 3'-0" wide clear of hand rails.

Street trees, bike parking and special paving define the spill out areas created for building common spaces, and support lively streetscape activities. The north, east, and south façade of the building incorporate a mix of evergreen and deciduous vine, shrub, and tree planting to buffer retaining walls and create a comfortable pedestrian scale environment for residents and the public users. Areas adjacent to the two parking garage entrances at NE Falls Drive the will be landscaped with screening plantings. These driveways are 20'-0" wide with 2'-0" wings at curb cuts.

A small plaza at the northwest corner of the site serves as a connection to the existing pocket park to the west and screens the existing utility vaults. A mounded play area at the north of the site is designed to encourage children's play and will help activate the north trial area. A 5'-0" wide stabilized gravel pedestrian pathway adjacent to the BSBL provides pedestrian connections between the asphalt WSDOT pond trail to the east and the adjacent park to the west. Accessible connections will be provided from the elevated pool and courtyard area to grade level. Per the ASDP requirements, an asphalt path links the gravel path and the accessible walkway to the WSDOT pond trail.

At the lobby facing 10th Ave NE a vehicular loading and turnaround area is provide which includes two ADA parking spaces. The area is buffered from the public trial and the street connection on 10th Ave NE by a grove of trees, with native planting understory. The formalized "grove" (that references the adjacent forested riparian zone at the wetland) will separate the private patios from the street and the public park-let and trail. Planting here will consist of a single type of specimen tree species and a native understory of low shrubs, ferns and/ or dogwoods

Street trees and additional planting provide visual buffering for this area from the street. A paved walkway connects the lobby, residential units, and the gravel trail. The pedestrian and vehicular paved areas are flush and pedestrians will be protected through the use of bollards and carefully sited furnishings, detectable warning paver's will indicate to both drivers and pedestrians where they can safely cross. This flush condition will allow for a free-flow of pedestrian movement without extensive curb cuts and warping of grades.

This planting design incorporates drought tolerant and native planting, best practices for irrigation to comply with the water conservations standards for the Issaquah highlands area and designed to meet the City of Issaquah's development standards for creating a multi-modal, pedestrian focused neighborhood. Three existing street trees will be removed due to conflicts with vehicular curb cuts required for lobby and garage access. The Landscape design will employ a native, adaptive, and drought tolerant plant palette and will be formal and urban in character. The design will shift to a more informal character at the northeast and east of the site to transition to the WSDOT pond. Plant species in this transition area, along the trail, and at the northwest gathering area will utilize native species found in the adjacent wetland. Split rail fencing and wetland signage will be located at the wetland BSBL.

On 10th avenue the existing planting areas will be extended along the curb, this will improve privacy at the residential units adjacent to the sidewalk. Existing street trees will be protected and a formal design utilizing primarily native plants and drought tolerant evergreen shrubs will provide a lush urban edge to the site, while protecting sight lines into and out of the building. Additionally private patios are buffered from the sidewalk and public spaces with ample planting at the sidewalk and 'grove' and a combination of clipped hedges, paired trees and low, evergreen and native planting provide a lush, green ground plane beside private wood decks.

Generous courtyard and rooftop amenity spaces provide outdoor common areas for residents use; these spaces vary in size and function to incorporate the needs of residents and their guests. Included are barbeque areas, dining and lounging spaces, opportunities for adult and children's play, and a swimming pool. Private patios are organized around the courtyard and are defined with planting and screening between units and the public zone. The courtyard is a mosaic of public and private indoor-outdoor spaces. A covered amenity space adjacent to the pool extends the usability of this courtyard through the seasons and in all weather conditions.